

The Chairman, Ted Dziurman, called the Building Code Board of Appeals meeting to order at 8:30 A.M., on Wednesday, February 5, 2003.

PRESENT: Ted Dziurman
Rick Kessler
Tim Richnak
Rick Sinclair
Frank Zuazo

ALSO PRESENT: Mark Stimac
Ginny Norvell
Pam Pasternak

ITEM #1 – APPROVAL OF MINUTES MEETING OF DECEMBER 4, 2002.

Motion by Kessler
Supported by Zuazo

MOVED, to approve the minutes of the meeting of December 4, 2002 as written.

Yeas: All

MOTION TO APPROVE MINUTES AS WRITTEN CARRIED

ITEM #2 – METRO DETROIT SIGNS, REPRESENTING SUBURBAN VOLVO, 1795 MAPLELAWN, for relief of the Sign Ordinance to install a secondary ground sign as well as a secondary wall sign.

Mr. Stimac explained that the petitioner is requesting relief of Chapter 78 to install a secondary ground sign, which is 36 square feet in area, advertising pre-owned cars; and a secondary 31 square foot wall sign advertising Volvo. Section 9.02.05, D, 2 of the Sign Ordinance limits the size of secondary wall and ground signs to 20 square feet.

Mr. Paul Deters of Metro Detroit Signs was present and stated that due to the configuration of this lot on Maplelawn, it is very difficult for on-coming traffic from the east to identify what product this dealership carries. Mr. Deters went on to say that they had done a study and determined that this 36 square foot ground sign would give them the visibility they desire and that it also would fit in with other signs in the area.

Mr. Deters further stated that the reason they wished to add the wall sign was because the trees that are in the area block the sign and once again make visibility very poor.

Mr. Dziurman asked if these signs would be replacing existing signs and Mr. Deters stated that these would be new signs. Mr. Deters also said that the existing pylon sign is smaller than what is allowed by the Ordinance and does not have enough room to advertise used cars.

Mr. Dziurman asked if other dealers in this area have been granted variances for signs and Ms. Norvell stated that a number of variances have been granted over the years.

ITEM #2 – con't.

The Chairman opened the Public Hearing. No one wished to be heard and the Public Hearing was closed.

There is one (1) written approval on file. There are no written objections on file.

Mr. Sam Gendler of the Suburban Collection was present and stated that they need these signs for greater visibility and also to advertise pre-owned Volvos. Mr. Gendler stated that when traveling east from Crooks it is very difficult to see this building.

Mr. Zuazo asked if this building was new and Mr. Gendler stated that it was originally an office building, which they converted to Volvo.

Motion by Richnak
Supported by Sinclair

MOVED, to grant Metro Detroit Signs, representing Suburban Volvo, 1795 Maplelawn, relief of the Sign Ordinance to install a secondary ground sign 36 square feet in area, advertising pre-owned cars; and a secondary 31 square foot wall sign advertising Volvo.

- Location of the building on the corner makes visibility from the east a problem.
- Signs will be in keeping with other signs in the area.
- Variance will not be contrary to public interest.
- There are no complaints on file.

Yeas: All – 5

MOTION TO GRANT VARIANCE CARRIED

The Building Code Board of Appeals meeting adjourned at 8:38 A.M.

MS/pp